

001.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

907,900 / 907,900

USE VALUE:

907,900 / 907,900

ASSESSED:

907,900 / 907,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
43		THORNDIKE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	O'CONNOR MATTHEW
Owner 2:	VAN BLARICUM SUSAN M
Owner 3:	

Street 1: 43 THORNDIKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: WEISS MATTHEW J -

Owner 2: WOO MEGHAN E -

Street 1: 43 THORNDIKE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 1897 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4002.000	475,800		432,100	907,900		153
							GIS Ref
							GIS Ref
							Insp Date
							08/25/17

Total Card	0.092	475,800		432,100	907,900	Entered Lot Size
Total Parcel	0.092	475,800		432,100	907,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	478.66	/Parcel: 478.6	Land Unit Type:

Parcel ID: 001.0-0001-0014.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,700	0	4,002.	432,000	784,700	784,700	Year End Roll	12/18/2019
2019	101	FV	265,300	0	4,002.	459,100	724,400	724,400	Year End Roll	1/3/2019
2018	101	FV	265,300	0	4,002.	334,800	600,100	600,100	Year End Roll	12/20/2017
2017	101	FV	265,300	0	4,002.	291,600	556,900	556,900	Year End Roll	1/3/2017
2016	101	FV	265,300	0	4,002.	248,400	513,700	513,700	Year End	1/4/2016
2015	101	FV	228,200	0	4,002.	243,000	471,200	471,200	Year End Roll	12/11/2014
2014	101	FV	194,500	0	4,002.	199,800	394,300	394,300	Year End Roll	12/16/2013
2013	101	FV	168,800	0	4,002.	190,100	358,900	358,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISS MATTHEW J	75133-533	1	7/16/2020		1,178,543	No	No		
CARLIN KENNETH	59618-67		7/27/2012		465,000	No	No		
CARLIN LOUISE	26889-489		12/9/1996		99	No	No	Louise Carlin dod 12/2/11	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
7/22/2013	1106	Addition	66,915	C					9/9/2020	SQ Mailed	JO	Jenny O									
12/14/2012	1651	Manual	2,598						8/25/2017	MEAS&NOTICE	HS	Hanne S									
8/31/2012	1102	Redo Kit	4,000						4/24/2014	Measured	PC	PHIL C									
8/27/2012	1067	Redo Bat	4,000						2/19/2014	Info Fm Prmt	EMK	Ellen K									
									1/23/2013	Info Fm Prmt	BR	B Rossignol									
									4/15/2009	Missed Appt.	163	PATRIOT									
									11/9/2000	Hearing Chag											
									9/20/1999	Meas/Inspect	163	PATRIOT									

Sign: VERIFICATION OF VISIT NOT DATA / / /

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15 - Old Style	2	Rating: Very Good															
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip																	
Roof Cover: 1 - Asphalt Shgl																	
Color: GRAY																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1912	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl:	Rating:			Other									
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>									
Avg Ht/FL: STD				Location:				Totals	RMs: 7	BRs: 4	Baths: 2	HB					
Prim Int Wall: 2 - Plaster				Total Units:													
Sec Int Wall:		%		Floor:													
Partition: T - Typical				% Own:													
Prim Floors: 3 - Hardwood				Name:													
Sec Floors:		%															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 3 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100		% AC: 100															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 001.0-0001-0014.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					